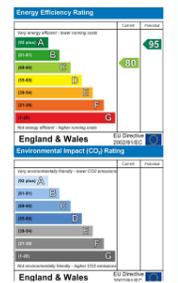


### 3 Heol James Gravell, Stradey, Llanelli, Camrarthenshire, SA15 4BX

- Semi-detached Modern Property
- Downstairs Cloakroom & Upstairs Bathroom
- Ideal Starter Home
- One To View!
- Two Bedrooms
- Driveway & Rear Enclosed Garden
- Popular Modern Residential Estate
- EPC RATING C. COUNCIL TAX BAND C.



£165,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: Mains electric, gas, sewerage and water connected. We have not checked or tested any of the services or appliances at the property.  
TAX: Band 'C'

\*\*\* BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM \*\*\*

Take on JHL/SC/326/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



Situated on the former home of the legendary "Scarlet's" Rugby Club, a breath of fresh air has blown through this historic area with this modern and popular residential estate. With one owner from new and located in the heart of the estate on Heol James Gravell we have for sale this semi-detached property, an ideal starter home or for someone looking to downsize without the hassle of updating. Close to the coast and in the catchment areas of popular local schools and college with excellent public transport links, then perhaps this new-build could be the one for you. Call today on 01554 759655. EPC RATING C. COUNCIL TAX BAND C.

Accommodation comprises of : Hallway, cloakroom, kitchen, lounge, landing, bathroom and two bedrooms. Externally, low-maintenance frontage with driveway to the side. To the rear, an enclosed garden laid to lawn and secure gated pedestrian access to the driveway.

Llanelli is the largest town in the county of Carmarthenshire and home to the Scarlets, a famous rugby union club. Located on the Loughor estuary, some 10 miles (16 km) north-west of Swansea and 12 miles (19 km) south-east of the county town, Carmarthen, Llanelli is also well-know for the prime coastal location which attracts thousands of visitors each year. Accommodating an array of primary and secondary schools both in english and welsh medium, CCTA college, hospital and popular retail parks along with the local shops in the town center and Llanelli Beach where you can pick up the Millennium Coastal Path and enjoy the natural beauty on your travels.



**..AGENTS VIEWING NOTES**

\*\*\* KEY INFORAMTION \*\*\* Timber framed built property. Mains water, electric, sewerage, and gas are connected. Council tax band C. There are covenants and easements on the title, we are awaiting a copy on file. Payment of approx. ???? annually to Remus for the maintenance of aqueducts and drainage. According to Ofcom, the following information is available for this location: Broadband availability—up to Ultrafast (1800 Mbps); Mobile availability—Mobile phone coverage- full coverage for all mobile networks. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

**HALLWAY**

**STORAGE CUPBOARD**

**CLOAKROOM**

**KITCHEN**

**LOUNGE**

**LANDING**

**BATHROOM**

**BEDROOM 1**

**BEDROOM2**



**DIRECTIONS**

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.